Presentation to Ledyard Planning and Zoning Commission
July 13, 2023

Chronology for Special Permit and CAM Approval

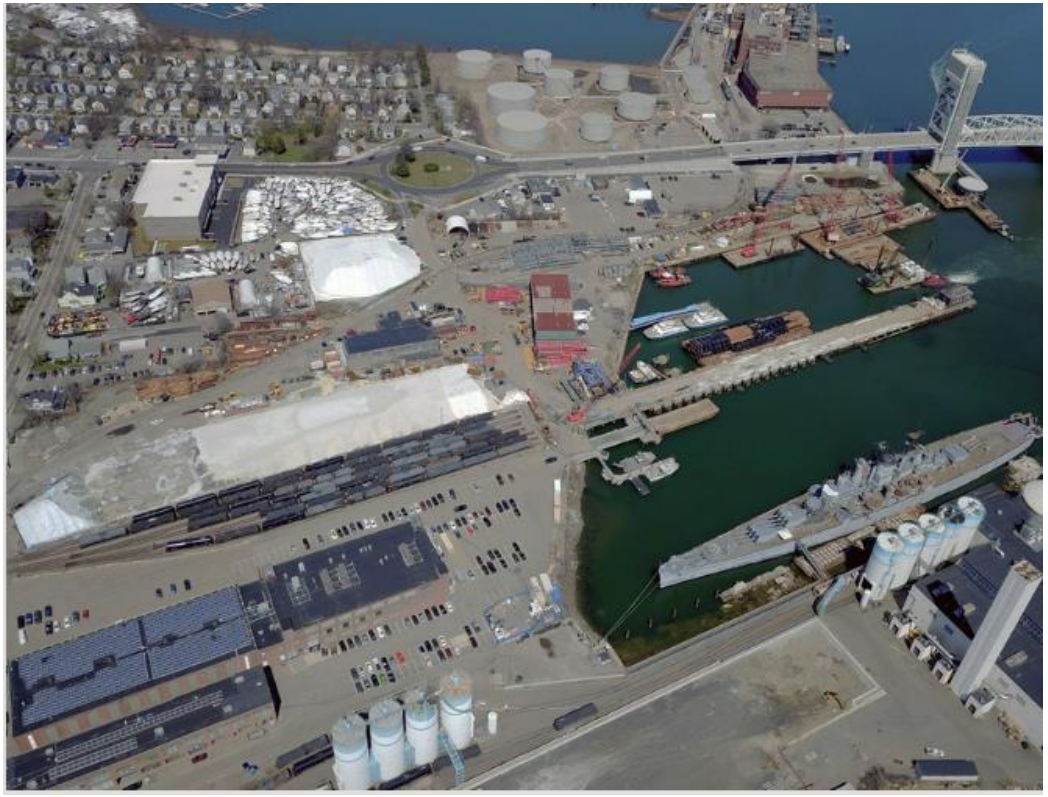
- **Submitted plans to Land Use Office on 3-8-2023**
- **4-13-2023, Public Meeting held**
- **5-11-2023 received comments from Planning Director; P&Z Hearing continued to 6/8**
- **6-8-2029 P&Z Hearing continued to 6-29-2023**
- **6/21& 6/22/2023 provided revised plans and narrative and reviewed with Planning Director**
- **6-29-2023 held; questions raised: comparison to Applicant's Quincy repair shop, type and location of new landscaping to complement existing vegetated buffer, need for a response on revised proposal from Ledge Light District and Groton Utilities, elevations and floor plan of proposed 6,000 SF building**
- **6-29 to 7-13-2023, supplied supplemental information to P&Z/Planning Director including: responses from Ledge Light, Groton Utilities, input from DPW; floor plans and elevations; updated site plan showing plantings & trees; SPCC plan; soil testing performed and identified on B100a plan for Ledge Light**

Past Experience with Vacant Marine Industrial Facilities- East Boston Shipyard

Transformed vacant former Bethlehem Steel Shipyard into mixed-use Boston Harbor Marine Center

- 20-acre site with over 250,000 SF of vacant/outdated industrial buildings
- Had environmental use restrictions regulated by MA DEP
- Abutted densely populated residential neighborhood & worked cooperatively with them
- Permitted, approved and developed a 240-slip marina and fuel dock facility
- Attracted many new tenants including yacht brokerage, steel fabrication company, commercial painting company; commercial photo/film studio; ship repair; Boston Harbor dinner cruise boat-Spirit of Boston

Past Experience with Vacant Marine Industrial Facilities- Quincy Shipyard

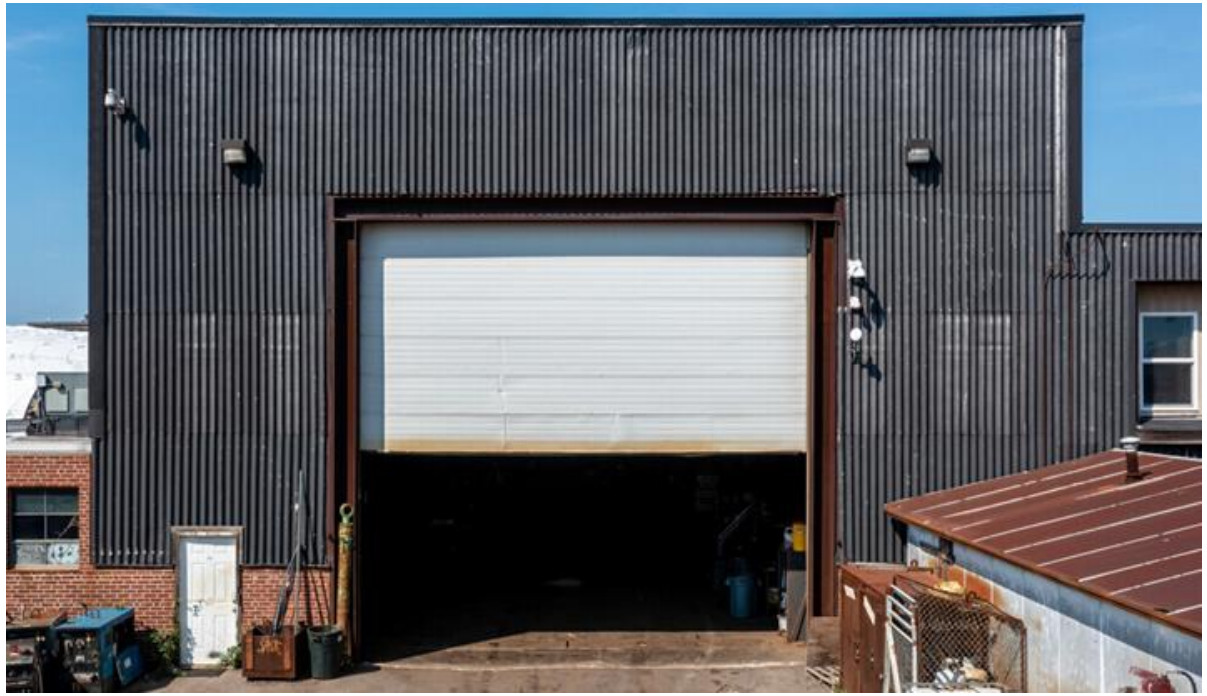


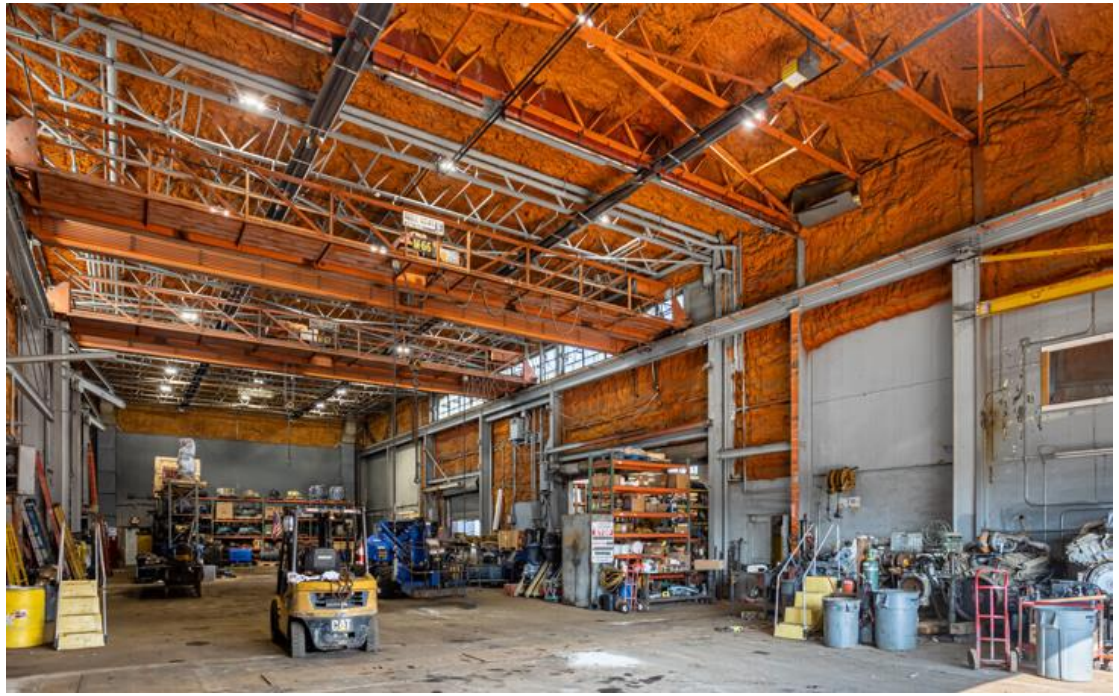
- over 100 years of heavy industrial use (General Dynamics)
- adjacent to Quincy Point neighborhood
- re-development followed MA DEP environment regs
- transformed old vacant industrial buildings into a vital marine industrial/marine research park

New Tenants:

- Cashman's corporate offices
- New England Aquarium's research & rehabilitation center
- Bluefin Robotics (a division of GD) for corporate offices and manufacturing of robotic underwater research vessels
- Sterling Equipment fabrication/repair facility
- MBTA commuter boats layover facility and shop
- MJ Nichols Landscaping

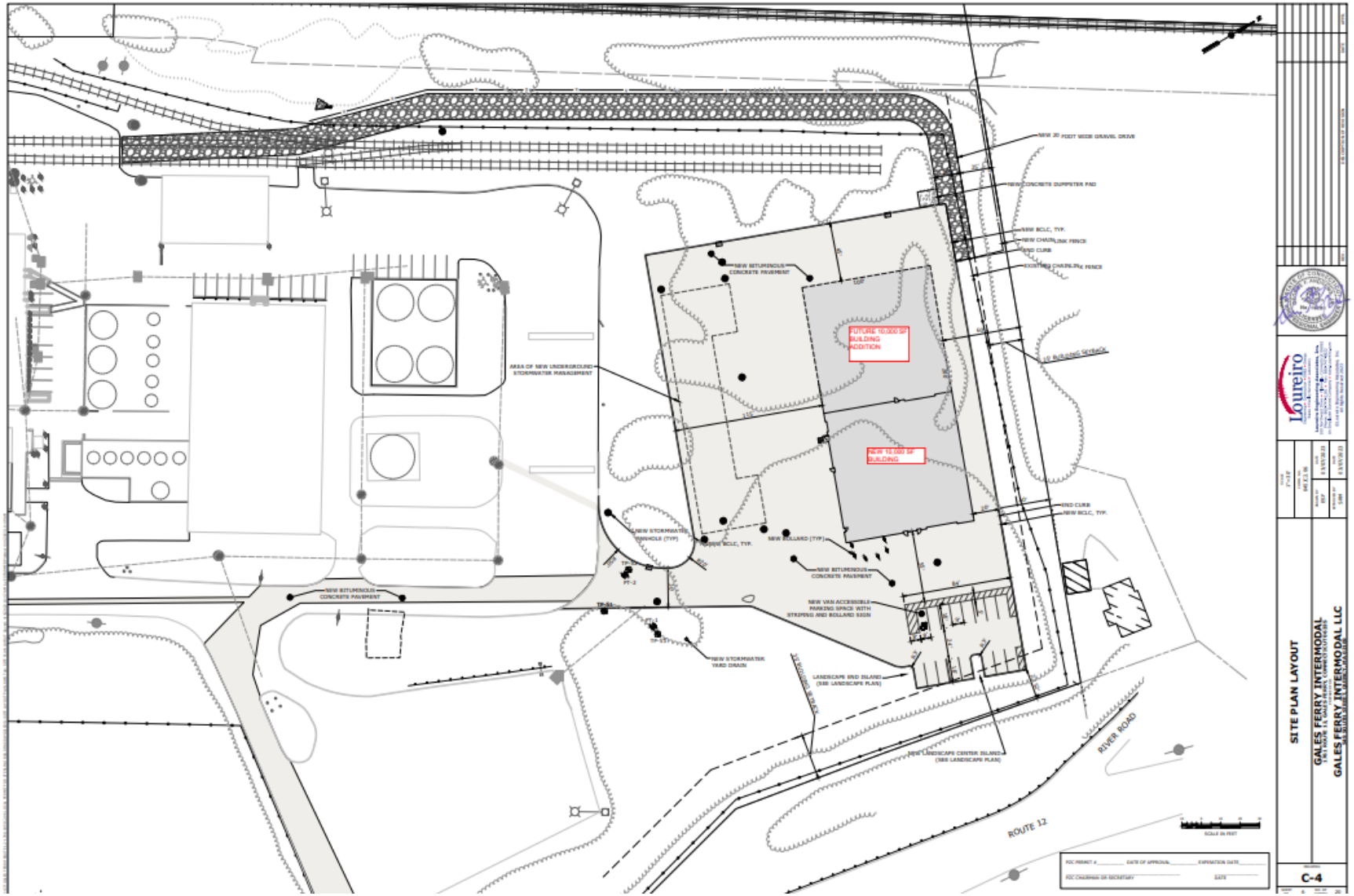
Exterior & Interior Images of Quincy circa 1940 retrofitted Sterling Building





Aerial View of Existing Site Conditions

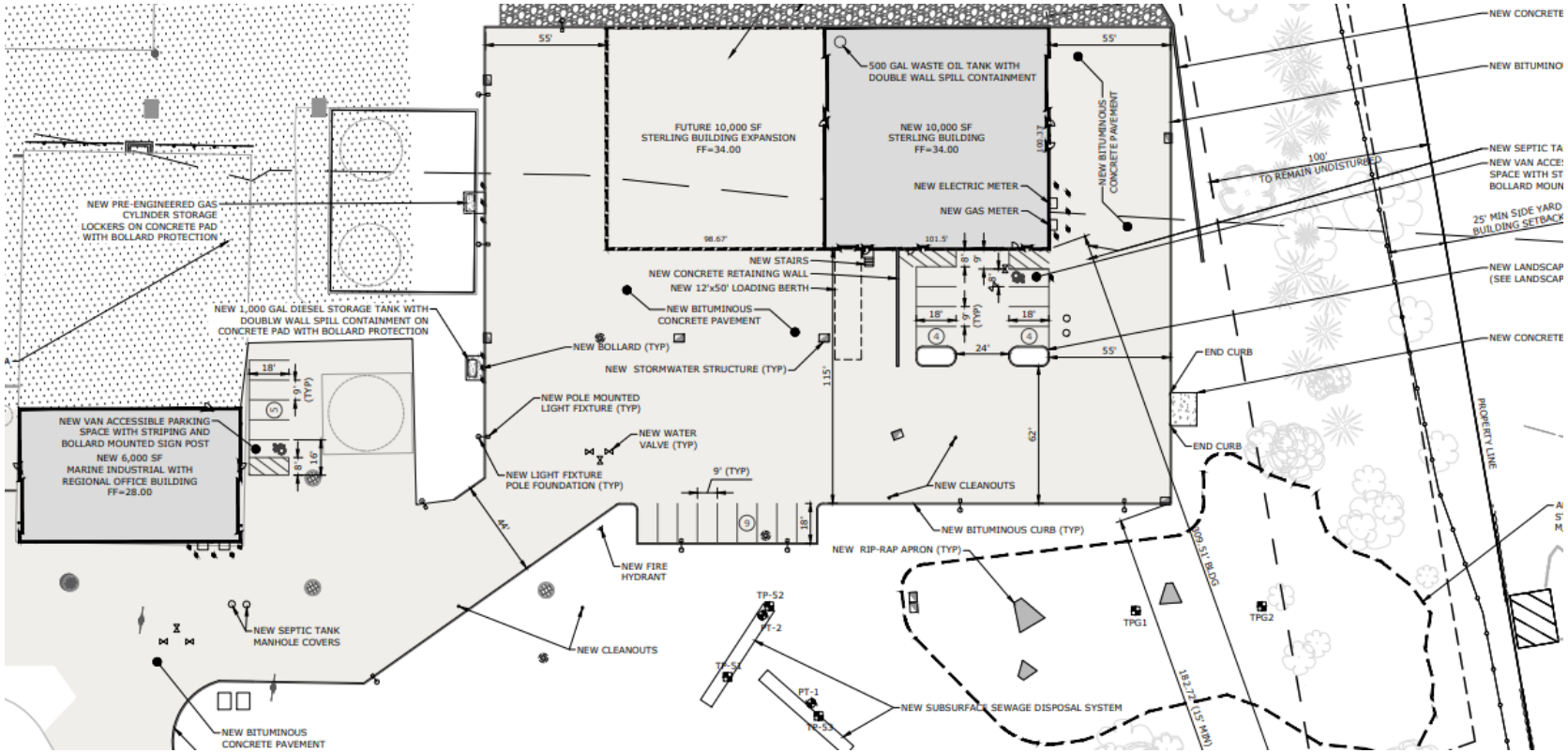
Plan discussed at 4-13-2023 Planning and Zoning Public Hearing

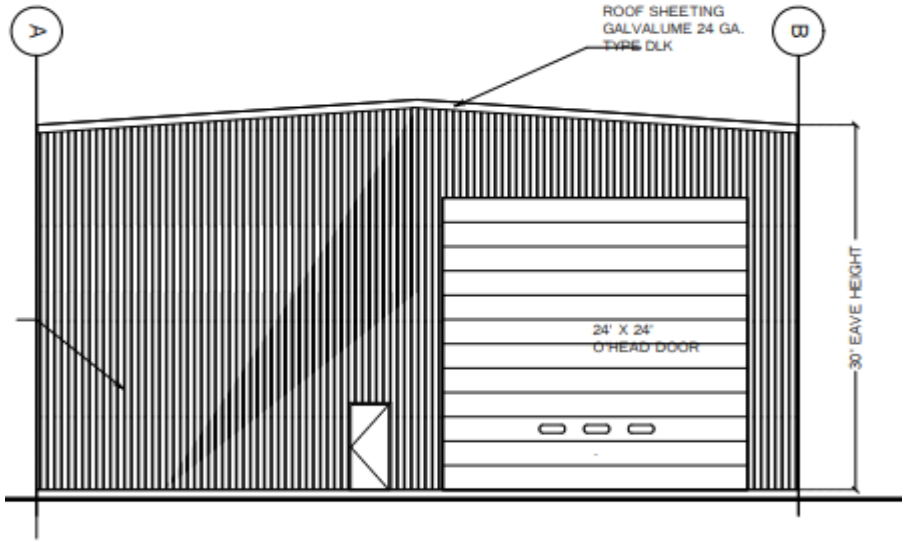


Revised Plan (7-2023)

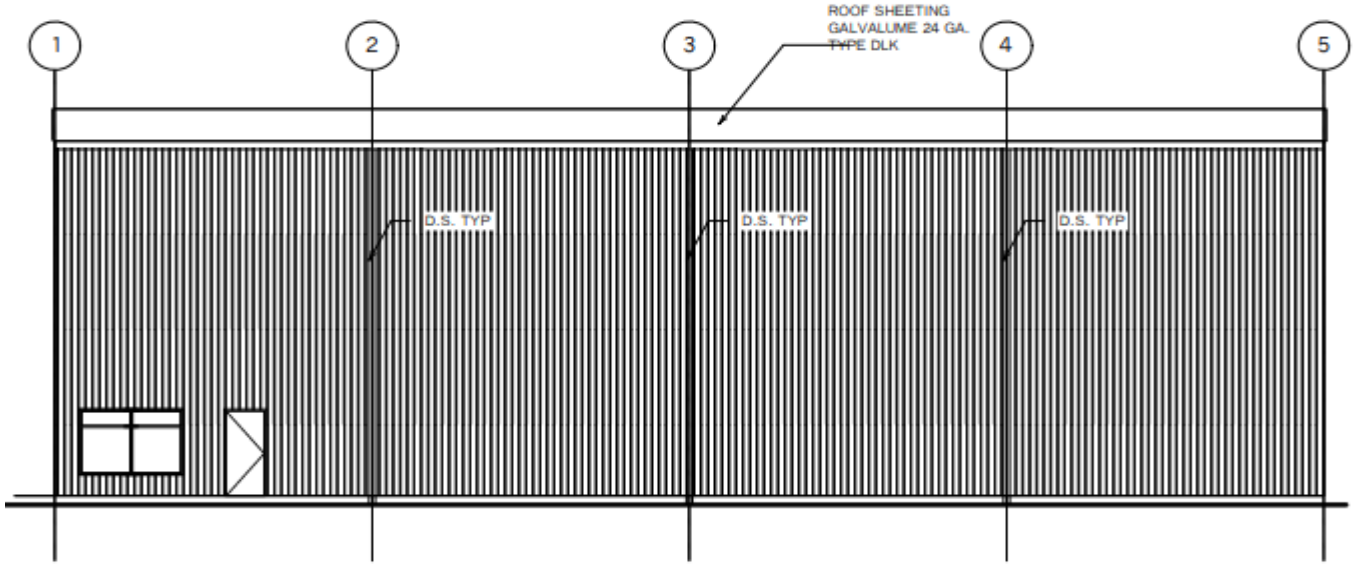
Plan Features:

- Rotates building 90 degrees & backs it up to the rail siding
- Moves the building so that nearest part of building to Property line is over 150’
- Provides 100’ development buffer to north which is 4 times zoning requirement
- Preserves majority of existing vegetated buffer to neighbors
- 6,000 sf building on an existing pad facing CT 12 in front of laydown area
- Preserves existing low area parallel to CT12 for natural stormwater retention

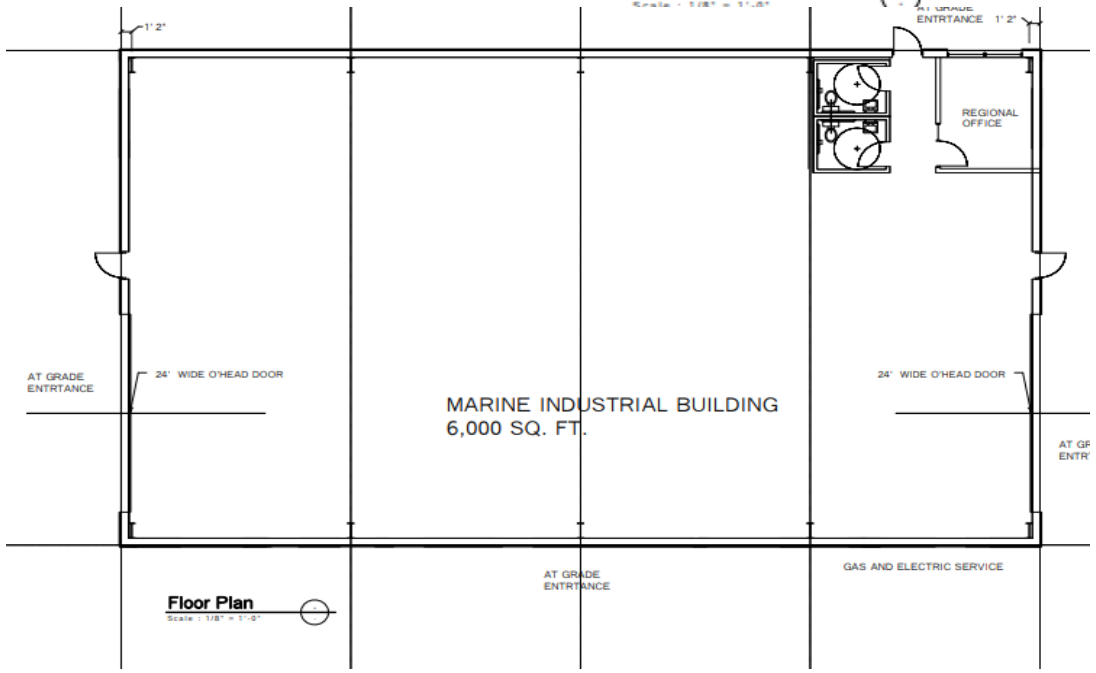




South Elevation
Scale : 1/8" = 1'-0"



West Elevation
Scale : 1/8" = 1'-0"



Floor Plan
Scale : 1/8" = 1'-0"